

PHA 5-Year and Annual Plan 2010	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing & Redevelopment Authority of Red Lake Falls</u> PHA Code: <u>MN071-000001</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>23</u> Number of HCV units: <u>0</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Mission of the Red Lake Falls Housing & Redevelopment (HRA) is to provide quality, affordable rental housing for qualifying low-income, very low-income and extremely-low income families, elderly or disable individuals. Through partnerships with our residents and appropriate community agencies, we shall provide support services and activities to promote resident independence, stimulate physical and mental well-being and enhance their quality of life.												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. As defined in the previous 5-Year Plan, Red Lake Falls has implemented and <u>completed</u> energy saving features to control utility costs by installing new windows, adding insulation and new siding, added a new 'alternative fuel' heating system, replaced the roofing on 2 resident buildings and replaced old appliances with Energy Star units. The next 5-Year Plan will include replacing old water heaters, improve foundation insulation, improve drainage elevations for rain and snow run-off, replace broken and heaved sidewalks (for resident safety) and rehab apartment interiors (as they are vacated) by installing new cabinets, wood doors and wood trim. Red Lake Falls HRA notified all residents and new applicants of the provisions of VAWA and can report such incidents to the HRA office, using form HUD 50066. Accommodations will be made for the victim, reports will be made to the local Police Dept., Red Lake Co. Social Services and the Violence Intervention Center in our area. Because of the small apartment sizes, Red Lake Falls has 95% single person families and thus has not encountered any incidences of this nature. See attached VAWA Policy.												

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>(a) There have been no major revisions to the PHA Plan</p> <p>(b) The Public may obtain copies of the 5-Year and Annual PHA Plan at the Red Lake Falls HRA main office at 209 International Drive in Red Lake Falls.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Forms are attached.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Forms are attached.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. The PHA has an on-going debt repayment of \$4,404 each year.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

PART I: SUMMARY 5-YEAR PLAN

PHA Name/Number MN071-000001			Locality (City of Red Lake Falls)		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name Red Lake Falls Housing & Redevelopment Authority	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	18,600.00	23,600.00	23,600.00	21,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					2,600.00
E.	ADMINISTRATION					
F.	Other					
G.	Operations		9,400.00	4,400.00	4,400.00	4,400.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		28,000.00	28,000.00	28,000.00	28,000.00

PART I: SUMMARY (CONTINUATION) (LEFT BLANK)

PHA Name/Number MN071-000001			Locality: Red Lake Falls, Red Lake Co., Minnesota		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name Red Lake Falls Housing & Redev. Authority	Work Statement for Year 1 FFY <u> 2010 </u>	Work Statement for Year 2 FFY <u> 2011 </u>	Work Statement for Year 3 FFY <u> 2012 </u>	Work Statement for Year 4 FFY <u> 2013 </u>	Work Statement for Year 5 FFY <u> 2014 </u>
	MN071-000001	Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)

Part II: Supporting Pages – Physical Needs Work Statement(s)

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year _____ MN071-000001 FFY _____		Work Statement for Year: _____ MN071-000001 FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE			XIV. NONE	0
ANNUAL	NONE			
Statement				
	This page left blank			
	Subtotal of Estimated Cost	\$ 0	Subtotal of Estimated Cost	\$ 0

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year ____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE				
ANNUAL	NONE	0		0
Statement				
	This page left blank			
	Subtotal of Estimated Cost	\$ 0	Subtotal of Estimated Cost	\$ 0

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Public Housing ACOP – Addendum 1
POLICY ON PROTECTIONS FOR VICTIMS OF DOMESTIC VIOLENCE
(“VAWA POLICY”)
Approved by HRA of Red Lake Falls Board of Commissioners
June 2007

I. Purpose

The Housing & Redevelopment Authority of Red Lake Falls has adopted this policy in compliance with the “Violence Against Women and Justice Department Reauthorization Act of 2005” (“VAWA” or “the Act”, PX 109-162), a federal law that provides protections for victims of domestic violence, dating violence and stalking. The Housing Authority will comply with all applicable provisions of VAWA. This summary of VAWA protections is not intended to limit the rights of victims provided by the Act.

The Housing Authority notes and supports the statements of Congressional purpose set forth in VAWA including those listed below (paraphrased from the statute).

The purpose of this subtitle (Title VI, Housing Opportunities and Safety for Battered Women and Children) is to

- Reduce domestic violence, dating violence, sexual assault and stalking; and protect victims of such criminal acts;
- Prevent homelessness caused by domestic violence;
- Create long-term housing solutions for victims of domestic violence;
- Build collaborations among victim service providers, homeless service providers, housing providers and housing agencies to address the housing needs of victims of domestic violence; and

- Enable public and assisted housing agencies, private landlords, private management companies and other housing providers and agencies to respond appropriately to domestic violence, while maintaining a safe environment for all housing residents.

II. Protection of Victims

- For the purpose of this policy, the term “domestic violence” encompasses acts or threats of domestic violence, dating violence , sexual assault and stalking, as those terms are defined in VAWA.
- VAWA protects qualified applicants or tenants and family members of applicants or tenants who are victims of domestic violence, dating violence, or stalking from being denied, evicted or terminated from housing assistance based solely on criminal acts of domestic violence against them. Criminal acts of domestic violence shall not be considered “serious or repeated lease violations” by the victim or “criminal activity” by the victim that is grounds for termination of the lease or of housing assistance.
- VAWA protections are available to both applicants for and recipients of housing assistance through the Public Housing program.
- VAWA protects both women and men who are victims of domestic violence.
- The protection provided by VAWA and this policy are to be observed and enforced by all HRA staff, individuals and agencies contracting with the HRA.
- VAWA does not limit the authority of the HRA, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

III. Certification

- HRA may request Certification. If an applicant or public housing resident claims protection under VAWA against denial of an application, termination of tenancy or assistance, or other adverse action, the HRA may require the person who claims the VAWA protections to deliver a signed certification of other documentation concerning the incident or incidents. If the person does not deliver this certification within the time allowed, he or she will lose the legal protection under VAWA.
- Acceptable Forms of Certification: There are three (3) ways to comply with a certification request by the HRA.
 - Complete a certification form approved by HUD (form HUD-50066 or other approved form;
 - Provide a police report or court record;
 - Provide a document signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking.
- Self-Certification: Request for Additional Information. The HRA may accept self-certification by the person claiming to be a victim within the protection of VAWA. If the HRA has reason to believe the information provided in the certification is inaccurate or incomplete in material respects, the HRA may request additional information, also certified or attested.
- Penury. The certification must state that the victim and any other person signing it or providing documentation are doing so under penalty of perjury (28.S.C. 1746).

- E. Time Limit The applicant or public housing resident must deliver the certification in one of these three ways within 14 business days after receiving the housing authority's request for certification.

IV. Confidentiality

Information provided by an applicant, resident or participant about an incident or incidents of domestic violence, dating violence or stalking involving that person or a member of the household will be held by the HRA in confidence and not shared without the consent of the person who provided the information, except that this information may be disclosed in an eviction proceeding or otherwise as necessary to meet the requirements of law.

V. Notices.

The HRA will provide notices explaining the VAWA protections to applicants for housing assistance and to public housing residents.

VI. Leases; Bifurcation of Leases

As required by VAWA, the public housing lease shall provide that the HRA may bifurcate a lease to remove a household member who engages in criminal acts of physical violence against family members or others.

The HRA will revise the public housing lease to include provisions required by VAWA. For the interim period before the new lease can be signed by all tenants, the HRA will provide a lease addendum applicable to all leases.

VII. Rights of HRA to Evict or Terminate Assistance

- A. Eviction for reasons other than domestic violence. VAWA specifically preserves the rights of the HRA to deny or terminate housing assistance to a victim of domestic violence for reasons other than the criminal activity related to the domestic violence, provided that no higher standard, is applied.
- B. Failure to Submit Certification After Request by HRA. If the person claiming to be a victim within the protection of VAWA fails to deliver the certification nor other documentation within 14 business days after receiving the HRA's request, that person loses the legal protection under VAWA.
- C. Imminent and Actual Threat. VAWA specifically preserves the rights of the HRA to evict or terminate from assistance any tenant or household member if the HRA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance.

VIII. Policy Distribution and Training

This policy will be included in the Admission and Continued Occupancy Policies for the Public Housing Program as Addendum I. It will also be distributed to all HRA Staff.